

Apartment 1, Riversvale

Apartment 1,

21 Litchdon Street, Barnstaple, Devon, EX32 8ND

Town centre Bideford 10 miles Croyde 10 miles

A newly converted one bedroom apartment in an elegant grade II listed Georgian mansion overlooking the Taw River and close to the town centre

- SHOW APARTMENT
- 1 bedroom apartment
- Open plan kitchen/dining/living area
- Spacious bedroom
- Modern bathroom
- Allocate parking space
- 10 year Build Zone warranty
- Leasehold - Share of Freehold
- EPC rating D
- Council tax band TBC

Guide Price £250,000

SITUATION

This unique collection of 6 newly converted apartments forms a grade II listed Georgian mansion, beautifully positioned along the scenic banks of the River Taw in Barnstaple, the vibrant heart of North Devon, renowned for its rich history, excellent amenities, and transport links.

DESCRIPTION

Accessed via the main entrance up the front steps, this newly converted one bedroom apartment features an spacious open plan kitchen, living and dining area. Floor to ceiling windows flood the space with natural light, creating an ideal setting for entertaining. The property also offers a generously sized bedroom and modern bathroom with shower over the bath.







OUTSIDE

This home benefits from one allocated parking space and access to the communal garden to the front of the building.

SERVICES

All main services are connected with gas central heating system.
Broadband speed up to 1800 Mbps, Mobile coverage from EE, Three, O2 and Vodafone likely.

AGENT NOTES

10 year Build Zone warranty
Management Company charges will be set according to floor area - For more information contact Stags.
Furniture for staging purposes.

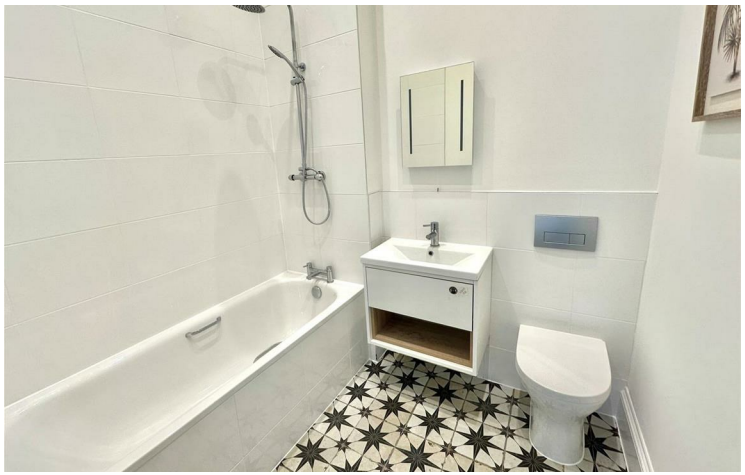
VIEWINGS

All viewings are strictly by prior appointment with Stags Barnstaple office on 01271 322833.

DIRECTIONS

The apartments are situated between Litchdon Street and Taw Vale. Taw Vale runs parallel with the River Taw and runs into The Strand. There are traffic restrictions in both Taw Vale and The Strand. Litchdon Street is a one-way system. Accordingly, with the river to your right, turn into The Strand, turn left into Litchdon Street which can be found behind The Imperial Hotel. Proceed to the end of Litchdon Street and the site can be found on the right-hand side overlooking Taw Vale, the river and Rock Park.
https://w3w.co/book.choice.bottom

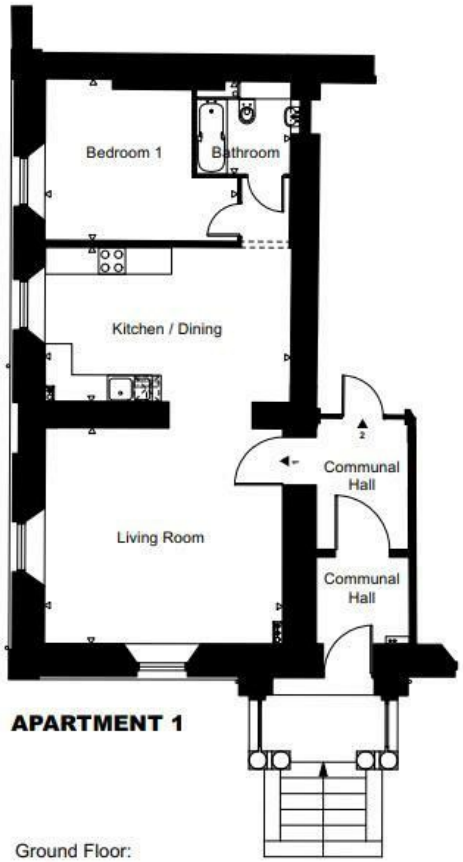






IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.





APARTMENT 1

Ground Floor:

Living: 5.3 x 4.8m

Kitchen / Dining Room: 5.5 x 3.45m

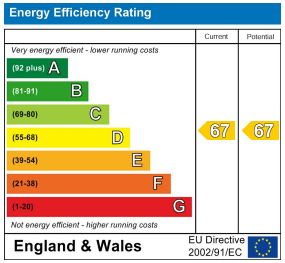
Bedroom 1: 4.3 x 3.6m

Bathroom: 2.1 x 2.1m

Apartment 1
68sqm / *734sqft*
1B2P Apartment

Customers should note this illustration is an example of the house type. All dimension indicated are approximate and the furniture layout is for illustrative purposes only.

STAGS



30 Boutport Street, Barnstaple,
Devon, EX31 1RP

barnstaple@stags.co.uk

01271 322833